BILL GARRETT, Davidson County
Trans:T20140036333 DEEDQC
Recvd: 05/23/14 12:00 5 pgs
Fees:27.00 Taxes:0.00
20140523-0044709

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VJ.1404007/1

THIS INSTRUMENT PREPARED BY: **ANNA VALENTINE, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this ___ day of May, 2014. Notary Public My Commission Expires:___

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Address of New Owner(s):	Send Tax Bills To:	Parcel Identification No.:
William Houston Ragan, Jr. 409 Linda Lane Madison, TN 37115	-SAME-	042 16 0 130.00

QUITCLAIM DEED

For and in consideration of love and affection as a gift, and for the express purpose of creating a fee simple absolute interest in the grantee, we, Ashley Dixon Hannah and William Hunter Dixon (collectively the "Grantor") hereby remise, release and quitclaim unto William Houston Ragan, Jr. (the "Grantee"), and to the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

After this conveyance, William Houston Ragan, Jr. will own 100% of the subject property in fee simple absolute.

WITNESS our hands this 20th day of May, 2014.

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William Hunter Dixon

William Hunter Dixon

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Hunter Dixon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of May, 2014.

Julie K. Reeves

Notary Public

My Commission Expires: JULIE K. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 3, 2017

WITNESS my hand this 16th day of May, 2014.

Ashley Dixon Hannah

Ashley Dixon Hannah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Dixon Hannah, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16 day of May, 2014.

Notary Public

My Commission Expires: ANNA E. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2016

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EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 29 on the Plan of Blair Heights, Section 6, as shown by plat of record in Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee, as revised and corrected by a Surveyor's Certificate, of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 29 fronts 155.16 feet on the southerly side of Linda Lane and runs back between lines, 170 feet on the west line and 251.13 feet on the east line to a dead line in the rear on which is measures 166.79 feet.

Being the same property conveyed to William H. Ragan, Sr. and wife, Janet R. Ragan, by deed from Osia L. Read, an unmarried woman, of record as Instrument No. 20090918-0087294, Register's Office for Davidson County, Tennessee.

Janet R. Ragan predeceased William H. Ragan, Sr. on November 09, 2011. William H. Ragan, Sr. subsequently died on May 08, 2012, devising his entire estate to William Houston Ragan, Jr. and Lenora Ragan Smith by Will duly admitted to probate in the Seventh Circuit Court of Davidson County Clerk's Office (Probate Division) on September 13, 2012 under Docket No. 12P-773.

Lenora Ragan Smith subsequently died on September 26, 2012, devising any interest in real property that she may have owned to Ashley Elizabeth Dixon and William Hunter Dixon by Will duly admitted to probate in the Seventh Circuit Court of Davidson County Clerk's Office (Probate Division) on May 2, 2013 under Docket Number 13P-774. Ashley Elizabeth Dixon and Ashley Dixon Hannah is one and the same person.

Also being the same property conveyed to William Houston Ragan, Jr. by deed from the Estate of William H. Ragan, Sr. of record as Instrument No. 20121120-0107010, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Linda Lane, Madison, Tennessee 37115.